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Department of Planning & Zoning**

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## **STAFF REPORT 2005-2006 AREA PLANS REVIEW**

**SUPERVISOR DISTRICT(S):** Braddock

**APR ITEM(S):** 05-III-9P

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**NOMINATOR(S):** Sharon Bulova, Braddock District Supervisor.

**ACREAGE:** 8.74 Acres

**TAX MAP I.D. NUMBERS:** 77-2((1))39,40B,58,58A,58C

**GENERAL LOCATION:** Southwestern quadrant of Southern Railway Road tracks and Roberts Road.

**PLANNING AREA(S):** III

**District(s):** Pohick

**Sector:** Middle Run (P6)

**Special Area(s):** N/A

**ADOPTED PLAN MAP:** Industrial

**ADOPTED PLAN TEXT:** Light intensity industrial uses up to .25 FAR.

For complete Plan text see

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/pohick.pdf>

Pg 70, Land Use Recommendation 11

**PROPOSED PLAN AMENDMENT:** Add plan guidance to minimize environmental and noise impacts.

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**SUMMARY OF STAFF RECOMMENDATION:**

\_\_\_\_\_ Approve Nomination as submitted

\_\_\_\_\_ Approve Staff Alternative

\_\_\_X\_\_\_ Retain Adopted Plan

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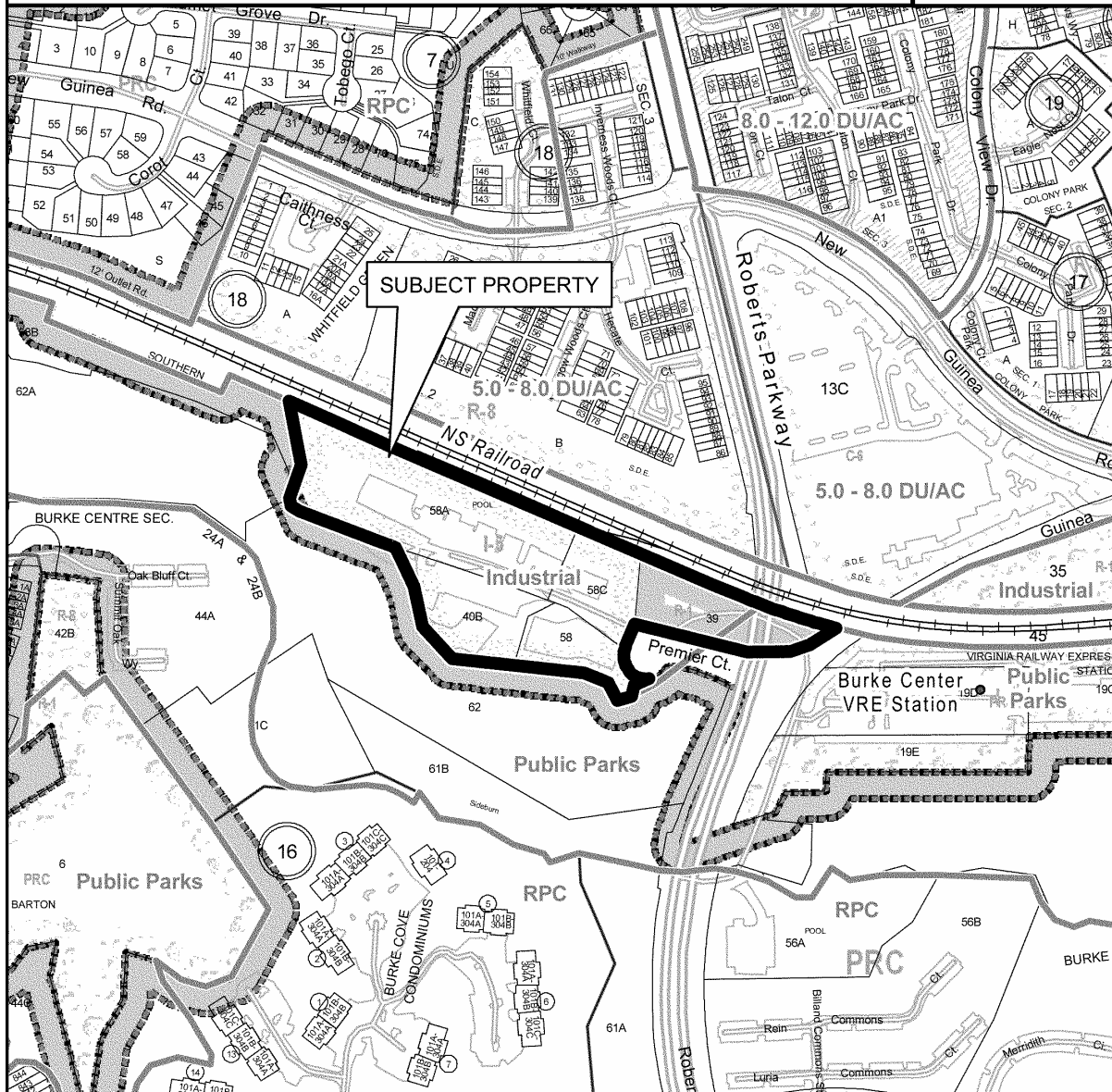
### CURRENT PLAN AND NOMINATED PLAN CHANGE

PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR  
SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

APR #

05-III-9P

BRADDOCK



**Subject Property Current Plan:** Light intensity industrial uses up to .25 FAR.

**Nominated Plan Change:** Add plan guidance to minimize environmental and noise impacts.

**Staff Recommendation:** Retain Adopted Plan

400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS  
PARCEL INFORMATION CURRENT TO JANUARY 2006



## **CONTEXT**

**General Location:** The subject property is located south of Southern Railroad tracks and west of Roberts Road.

### ***Planned and Existing Land Use and Zoning:***

**Subject Property:** The subject property is currently planned, zoned I-5 and developed with industrial uses.

### ***Adjacent Area:***

**North:** The area to the north of the subject property, across Southern Railroad tracks is planned for 5-8 du/ac, zoned R-8 and is currently developed with townhouses.

**East:** The area to the east across Roberts Road is planned for public facilities, is part of the Burke Center Residential Planned Community (RPC), developed with Burke Center VRE station and is zoned Planned Residential Community (PRC).

**South/West:** The area to the south and west of the subject property is planned for Public Parks, is part of Burke Center Residential Planned Community (RPC) and is zoned and is zoned Planned Residential Community (PRC).

## **PLANNING HISTORY**

No Comprehensive Plan changes were proposed for this area since 1997.

## **ADOPTED COMPREHENSIVE PLAN TEXT**

Fairfax County Comprehensive Plan, 2003 Edition, Area III, Pohick Planning District as amended through 12-6-2004, Middle Run Community Planning Sector (P6), Land Use Recommendation 11 , Page 70 :

“11. Parcels 77-2((1))39 (part), 40B, 58, 58A and 58C located south of the Southern Railroad and west of Roberts Parkway are planned for light intensity industrial uses up to .25 FAR. Development in this area should be designed to minimize visual impacts and should provide substantial screening and buffering.”

The adopted Comprehensive Plan Map indicates that the subject area is planned for Industrial Use.

## **NOMINATED PLAN AMENDMENT**

The Plan text as submitted with the nomination proposed to add Plan language indicating that the future industrial uses on the subject property should be designed to minimize impacts on the

Pohick Creek watershed. In addition, the proposed text also indicates that use, operation or activity on the subject property should not create noise in excess of the sound levels prescribed in Chapter 108 of The Code. The proposed text is as follows:

“11. Parcels 77-2((1))39 (part), 40B, 58, 58A and 58C located south of the Southern Railroad and west of Roberts Parkway are planned for light intensity industrial uses up to .25 FAR. Development in this area should be designed to minimize visual impacts and should provide substantial screening and buffering. A portion of Pohick Creek watershed is located in this sector and future industrial use in this area should be designed to minimize impacts to the watershed. Due to the proximity of this area to residential neighborhoods to the north and south, no use, operation or activity shall cause or create noise in excess of the sound levels prescribed in Chapter 108 of The Code.”

On March 21, 2006, the nominator provided modified Plan text which deleted references to the noise issues and to Chapter 108 of The Code. The modified text states that the existing industrial use should preserve the quality of Pohick Creek watershed and the future use of the subject area should not be of a regionally oriented scope. The modified Plan text is as follows:

“11. Parcels 77-2((1))39 (part), 40B, 58, 58A and 58C located south of the Southern Railroad and west of Roberts Parkway are planned for light intensity industrial uses up to .25 FAR. Development in this area should be designed to minimize visual impacts and should provide substantial screening and buffering. Due to the proximity of the Pohick Creek watershed and its tributaries, the Sideburn and Rabbit Branches, a balance should be maintained between the existing industrial use and the environment to preserve the character of the area and the quality of the watershed. Future redevelopment should not be of a regionally-oriented scope.”

During the Braddock APR Task Force meeting on April 18, 2006, the nominator provided another modified version of the proposed Plan text which states that the future redevelopment of the subject area should be sensitive to local environmental features and resources including areas in the Chesapeake Bay Resource Protection Area (RPA). In addition, the proposed Plan text, as modified, also indicates that existing screening should be maintained and that future use on the subject property should not be regionally oriented. The modified Plan text is as follows:

“11. Parcels 77-2((1))39 (part), 40B, 58, 58A and 58C located south of the Southern Railroad and west of Roberts Parkway are planned for light intensity industrial uses up to .25 FAR. Development in this area should be designed to minimize visual impacts and should provide substantial screening and buffering. Any future redevelopment should be sensitive to local environmental features and resources, including the mapped Chesapeake Bay Resource Protection Area along the southern and eastern boundaries of the parcels, and to the residential character of the surrounding neighborhoods, at a minimum maintaining the natural screening already

in place. No redevelopment shall be allowed to intrude into existing vegetative screening. Future redevelopment should also be of neighborhood-serving character and not a regionally-oriented scope. ”

## ANALYSIS

The subject property is currently planned for light intensity industrial use up to 0.25 FAR and is predominantly zoned I-5. Industrial use is the predominant use on the subject property. A portion of the subject property along the southern and western edges and land to the south of the subject property contain environmentally sensitive land which is within Resource Protection Area (RPA).

The Plan text as submitted with the nomination and the subsequent modifications refer to protection of the quality in Pohick Creek watershed. The modified text provided during the Braddock Task Force meeting on April 18, 2006, makes specific reference to the areas within RPA and states that any future development on the subject property should be sensitive to the local environmental features and resources. It should be noted that all areas in the County that are within RPA are protected in the same manner under the Chesapeake Bay Ordinance. In addition, the Policy Plan discusses stream protection and implementation of best management practices (BMP) and low impact development (LID) techniques in several of its objectives and policies. During the development review process, the Department of Planning and Zoning coordinates with the Department of Public Works and Environmental Services to implement these objectives and policies. The proposed Plan text does not provide any additional environmental protection to the subject property. The proposed Plan text has the appearance of providing to the subject property more environmental protection than other sites in the County with similar environmental characteristics. This appearance of more stringently enforcing environmental regulation and policy on select properties should be avoided in the Comprehensive Plan since the Plan provides guidance for future land use and is not a regulatory document.

The Plan text as submitted with the nomination also had language indicating that use, operation or activity on the subject property should not create noise in excess of the sound levels prescribed in Chapter 108 of The Code. This language was omitted in the subsequent modifications. It is important to note that all uses, including current uses, on the subject property are required to meet the noise level guidelines as prescribed in Chapter 108 of The Code even if the current Plan does not specifically refer to The Code. As noted above, the Comprehensive Plan is not a regulatory document and the Plan text should not imply or have the appearance that some properties have more stringent enforcement of regulations than other properties.

Another aspect of the nomination is the proposed addition of Plan text indicating that the “redevelopment should not be of regionally-oriented scope”. The current Plan guidance is clear that development on the subject property should be “light intensity industrial uses up to .25

FAR". This current Plan guidance does not encourage regionally oriented uses. In addition, the property's access limitation further constrains future intensification of the property.

**RECOMMENDATION**

Staff understands the nomination's intent of seeking protection water quality in the Pohick Creek watershed by suggesting to mitigate the negative impacts of uses on the subject property. However, the proposed Plan text would not offer additional environmental protection to the subject property. Staff recommends retaining current Plan text.